

April 2, 2014

**BOARD OF SUPERVISORS
BUSINESS MEETING
SUPPLEMENTAL PACKET**

- **Item VIII – FY 2015 Fiscal Plan, CY 2014 Tax Rates, Appropriations Resolution, and Capital Improvement Program (fixes formatting issue in Appropriations Resolution)**
- **Item 15b – ZOAM 2013-0004, Amendment to the Revised 1993 Loudoun County Zoning Ordinance for the Purpose of Reclassifying Certain Commercial and Industrial Special Exception Uses to Permitted Uses and Making Other Miscellaneous Commercial/ Industrial Amendments (Countywide) (provides information received from Town of Leesburg)**

Date of Meeting: April 2, 2014

VIII Supplemental

BOARD OF SUPERVISORS ACTION ITEM

SUBJECT: FY 2015 Fiscal Plan, TY 2014 Tax Rates, Appropriations Resolution and Capital Improvement Program

ELECTION DISTRICT: Countywide

CRITICAL ACTION DATE: April 2, 2014

STAFF CONTACTS: Ben Mays, Director, Management & Financial Services
Erin McLellan, Budget Officer

PURPOSE: The purpose of this item is for approval of the FY 2015 Fiscal Plan, Tax Year 2014 Tax Rates, and Capital Improvement Program.

RECOMMENDATIONS: It is necessary to adopt the FY 2015 Fiscal Plan as summarized in Attachment A, in addition to the tax rates for the current year (January 1, 2014 – December 31, 2014) found in Attachment B. Staff recommends that the Board adopt the FY 2015 Appropriations Resolution (Attachment C-1 to C-8), and the FY 2015-2020 Capital Improvement Program (Attachment D-1 to D-12). Adjustments have been made to incorporate decisions made by the Board during its FY 2015 Proposed Fiscal Plan work sessions. Per the Code of Virginia, local governments are required to adopt a budget by July of each year. In order to prepare and distribute real estate tax bills in advance of the collection date, the Board of Supervisors should adopt the FY 2015 Fiscal Plan by April 2, 2014.

UPDATE: The FY 2015 Appropriations Resolution has been reformatted to move the General Fund header below the appropriating language on Attachment C-1 (page 4). All other information remains the same.

BACKGROUND: Staff has prepared a draft fiscal plan, tax rates and capital improvement program for the Board's April 2, 2014, General Business Meeting, incorporating action taken during the Board's budget work sessions.

The Board's actions during the FY 2015 budget work sessions allow the FY 2015 budget to be balanced with general real property tax rates of \$1.155 per \$100 assessed value (Attachment B). A summary of the FY 2015 Fiscal Plan as presented by the County Administrator on February 5,

2014, and as amended by the Board of Supervisors at the March 6, 13 and 20, 2014, budget work sessions, is included as Attachment A.

The Board received a presentation on the Loudoun County Public Schools adopted budget on February 18 and took no action regarding the Schools budget until the meeting of March 20. The amended tax rate schedule may be found as Attachment B, the Appropriations Resolution as Attachments C-1 to C-8, and the FY 2015-2020 Capital Improvement Program and supporting information is included as Attachments D-1 to D-12. The Capital Improvement Program was reviewed in detail during Finance/Government Services and Operations (FGSO) Committee meetings in February and March and was amended by the Board of Supervisors at the March 6 budget work session. A memorandum from the Budget Office summarizing straw votes taken by the Board during the budget work sessions is provided in Attachment E.

FISCAL IMPACT: The Board must formally adopt the FY 2015 Appropriations Resolution prior to the commencement of FY 2015 on July 1, 2014, in order to conduct operations in FY 2015. The budget is adopted in early April and the FY 2015 Fiscal Plan is based on that assumption so that the adopted tax rate will be billed in the upcoming Spring 2014 collection.

DRAFT MOTION:

1. I move that the Board of Supervisors adopt the FY 2015 Fiscal Plan, as presented by the County Administrator on February 5, 2014, and amended by the Board of Supervisors at the March 6, 13 and 20, 2014, budget work sessions, a summary of which is included as Attachment A, and approve the tax rates as displayed in Attachment B, and adopt the FY 2015 Appropriations Resolution as found in Attachments C-1 to C-8.

AND

I further move the Board of Supervisors adopt the FY 2015-2020 Capital Improvement Program, as amended by the Board of Supervisors at the March 6 budget work session, found in Attachments D-1 to D-12.

OR

2. I move an alternate motion.

ATTACHMENTS:

A – FY 2015 Fiscal Plan Summary, as amended by Board action

B – Tax Year 2014 Property Tax Rates

C-1 to C-8 – FY 2015 Appropriations Resolution, as amended by Board action

D-1 to D-12 – FY 2015-2020 Capital Improvement Program, as amended by Board action

E – Memorandum: Board Motions & Straw Votes through March 20, 2014

SUMMARY OF FISCAL PLAN

ATTACHMENT A

REVENUE	General Fund	\$ 1,221,077,995
	Capital Projects Financing Fund	190,110,483
	Comprehensive Services Act Fund	4,822,514
	Dulles Industrial Park Water and Sewer District Fund	143,752
	County Capital Asset Preservation Fund	100,000
	County Capital Projects Fund	19,024,208
	County Debt Service Fund	1,194,216
	EMS Transport Reimbursement Program Fund	4,500,000
	Greenlea Tax District Fund	44,038
	Hamilton Sewer Service District Fund	132,000
	James Horton Program for the Arts Fund	1,000
	Legal Resource Center Fund	87,091
	Public Facilities Fund	2,250,000
	Rental Assistance Program Fund	9,183,063
	Restricted Use Transient Occupancy Tax Fund	2,955,000
	Route 28 Transportation Improvement District Fund	9,592,000
	School Capital Asset Preservation Fund	-
	School Capital Projects Fund	-
	School Fund	311,215,605
	School Special Revenue Cafeteria Fund	28,138,660
	Self Insurance Fund	-
	State/Federal Grant Fund	2,171,267
	Symington Fund	150,000
	Transportation District Fund	59,367,781
	Uran Holocaust Library Fund	30,000
	SUBTOTAL - REVENUE	\$ 1,866,290,673
	Transfers from Other Funds	\$ 1,062,872,496
	Use of Fund Balance or Retained Earnings	\$ 44,886,373
	TOTAL - REVENUE	\$ 2,974,049,542
EXPENDITURES	General Fund	\$ 438,354,522
	Capital Projects Financing Fund	-
	Comprehensive Services Act Fund	8,811,056
	Dulles Industrial Park Water and Sewer District Fund	143,752
	County Capital Asset Preservation Fund	4,420,000
	County Capital Projects Fund	183,737,356
	County Debt Service Fund	159,292,832
	EMS Transport Reimbursement Program Fund	2,967,243
	Greenlea Tax District Fund	44,038
	Hamilton Sewer Service District Fund	220,000
	James Horton Program for the Arts Fund	1,000
	Legal Resource Center Fund	87,091

SUMMARY OF FISCAL PLAN

ATTACHMENT A

EXPENDITURES	Public Facilities Fund	-
	Rental Assistance Program Fund	9,263,469
	Restricted Use Transient Occupancy Tax Fund	2,845,250
	Route 28 Transportation Improvement District Fund	9,592,000
	School Capital Asset Preservation Fund	7,951,000
	School Capital Projects Fund	106,845,483
	School Debt Service Fund - Leases	11,097,024
	School Fund	921,985,197
	School Special Revenue Cafeteria Fund	28,138,660
	Self Insurance Fund	2,800,000
	State/Federal Grant Fund	2,171,267
	Symington Fund	150,000
	Transportation District Fund	2,540,812
	Uran Holocaust Library Fund	30,000
	SUBTOTAL - EXPENDITURES	\$ 1,903,489,052
	Transfers to Other Funds	\$ 1,062,872,496
	Addition to Fund Balance	\$ 7,687,994
	TOTAL - EXPENDITURES	\$ 2,974,049,542

TAXABLE REAL PROPERTY

Real Property	\$1.155/\$100 of assessed value
Public Utility Property	\$1.155/\$100 of assessed value
Route 28 Highway Transportation Improvement District	\$0.18/\$100 of assessed value
Hamilton Sewer Service District	\$0.30/\$100 of assessed value
Metrorail Service Tax District	\$0.20/\$100 of assessed value
Route 606-Airport Stations Service Tax District	\$0.00/\$100 of assessed value
Route 772 Station Service Tax District	\$0.00/\$100 of assessed value

TAXABLE PERSONAL PROPERTY

General	\$4.20/\$100 of assessed value
Public Utility Personal Property (Vehicles Only)	\$4.20/\$100 of assessed value
Public Utility Personal Property (Aircraft Only)	\$0.01/\$100 of assessed value
Public Utility Personal Property (Excluding Aircraft and Vehicles)	\$1.155/\$100 of assessed value
Clean Special Fuels Vehicles	\$4.20/\$100 of assessed value
All Electric Vehicles	\$4.20/\$100 of assessed value
Four-Wheeled Electrically-Powered, Low-Speed Vehicles as defined in Virginia Code Section 58.1-3506(A)(38)	\$1.00/\$100 of assessed value
Eligible Vehicles of Fire and Rescue Services and Sheriff's Auxiliary	\$0.01/\$100 of assessed value
Vehicles of Eligible Elderly and Handicapped	\$2.10/\$100 of assessed value
Vehicles Specially Equipped for Handicapped Transport	\$2.10/\$100 of assessed value
Mobile Homes Used as Residences	\$1.155/\$100 of assessed value
Aircraft, Flight Simulators	\$0.01/\$100 of assessed value
Personal Property Used in a Research and Development Business as defined in Virginia Code Sec. 58.1-3506(A)(7)	\$2.75/\$100 of assessed value
Machinery and Tools as defined in Virginia Code Sec. 58.1-3507	\$2.75/\$100 of assessed value
Satellite Manufacturing Equipment as defined in Virginia Code Sec. 58.1-3506(A)(21)	\$0.01/\$100 of assessed value
Heavy Construction Machinery	\$4.00/\$100 of assessed value

A RESOLUTION TO APPROPRIATE DESIGNATED FUNDS AND ACCOUNTS FROM DESIGNATED ESTIMATED REVENUES FOR THE FUNDS DELINEATED ON THE FOLLOWING PAGES OF THIS DOCUMENT FOR THE COUNTY OF LOUDOUN

BE IT RESOLVED by the Board of Supervisors of the County of Loudoun, Virginia, that the following appropriations be, and the same hereby are, made for Fiscal Year 2015 (beginning on the first day of July 2014 and ending on the thirtieth day of June 2015) from the funds and for the purposes indicated:

GENERAL FUND

ESTIMATED REVENUE	From Local Sources:		
	General Property Taxes	\$	914,351,600
	Other Local Taxes		143,248,250
	Licenses, Permits, Fees		25,145,070
	Fines and Forfeitures		4,241,894
	Other Local Revenue		45,593,149
	From Other Agencies:		
	Commonwealth		83,967,403
	Federal		4,530,629
	SUBTOTAL - ESTIMATED REVENUE	\$	1,221,077,995
	From Other Financing Sources:		
	Transfer from Comprehensive Services Act Fund	\$	183,000
	Transfer from County Capital Projects Fund		5,504,415
	Transfer from County Debt Service Fund		90,000
	Transfer from EMS Transport Reimbursement Program Fund		317,809
	Transfer from Restricted Use Transient Occupancy Tax Fund		391,597
	Transfer from Transportation District Fund		6,539,327
	Use of Fund Balance		1,540,100
	SUBTOTAL - OTHER FINANCING SOURCES	\$	14,566,248
	TOTAL - REVENUES	\$	1,235,644,243
APPROPRIATIONS	General Governmental Expenditures	\$	438,354,522
	Operating Transfers to other funds:		
	Transfer to Comprehensive Services Act Fund		4,171,542
	Transfer to County Capital Asset Preservation Fund		4,320,000
	Transfer to County Capital Projects Fund		18,559,515
	Transfer to County Debt Service Fund		124,992,642
	Transfer to Hamilton Sewer Service District Fund		88,000
	Transfer to Rental Assistance Program Fund		80,406
	Transfer to Self Insurance Fund		2,800,000
	Transfer to Transportation District Fund		13,000,000
	Transfer to School Capital Asset Preservation Fund		7,951,000
	Transfer to School Capital Projects Fund		9,460,000

Transfer to School Debt Service Fund - Leases	11,097,024
Transfer to School Fund	600,769,592
SUBTOTAL - OPERATING TRANSFERS	\$ 797,289,721
SUBTOTAL - APPROPRIATIONS AND TRANSFERS	\$ 1,235,644,243
Unallocated Balance	\$ -
TOTAL - GENERAL FUND APPROPRIATIONS	\$ 1,235,644,243

SCHOOL FUND, SCHOOL FOOD SERVICE FUND

ATTACHMENT C-2

SCHOOL FUND	Local Sources	\$ 8,115,548
	Commonwealth	278,426,211
	Federal	14,673,846
	Capital Lease Financing	10,000,000
	SUBTOTAL - ESTIMATED REVENUE	\$ 311,215,605
	Transfer from General Fund	\$ 588,769,592
	Transfer from General Fund - OPEB	12,000,000
	Use of Fund Balance	10,000,000
	TOTAL - REVENUE	\$ 921,985,197
	Initial Appropriation	\$ 921,985,197

BE IT FURTHER RESOLVED that not more than \$600,769,592 of this appropriation shall be obtained from funds derived from local property taxes and other local revenues of the General Fund of the County without a supplemental resolution by the Board of Supervisors.

SCHOOL SPECIAL REVENUE

CAFETERIA FUND	Estimated Revenue	\$ 28,138,660
	Initial Appropriation	\$ 28,138,660

COMBINED FUNDS	Estimated Revenue	\$ 19,024,208
	Transfers from Other Funds	277,694,594
	TOTAL - REVENUE	\$ 296,718,802
	Transfer to Other Funds	\$ 6,135,963
	Appropriation	290,582,839
	TOTAL - APPROPRIATION	\$ 296,718,802
School Capital Projects Fund	Transfer from Capital Projects Financing Fund	\$ 97,385,483
	Transfer from General Fund	\$ 9,460,000
	TOTAL - REVENUE	\$ 106,845,483
	Initial Appropriation	\$ 106,845,483
County Capital Projects Fund	Estimated Revenue	\$ 19,024,208
	Transfer from Capital Projects Financing Fund	92,725,000
	Transfer from General Fund	18,559,515
	Transfer from Transportation District Fund	59,564,596
	TOTAL - REVENUE	\$ 189,873,319
	Transfer to Debt Service Fund	\$ 631,548
	Transfer to General Fund	5,504,415
	Initial Appropriation	183,737,356
	TOTAL - APPROPRIATION	\$ 189,873,319
CAPITAL PROJECTS FINANCING FUND	Estimated Revenue	\$ 190,110,483
	Transfer to County Capital Projects Fund	\$ 92,725,000
	Transfer to School Capital Projects Fund	97,385,483
	TOTAL - APPROPRIATION	\$ 190,110,483

**COUNTY DEBT SERVICE FUND AND SCHOOL DEBT SERVICE
FUND - LEASES**

ATTACHMENT C-4

COUNTY DEBT SERVICE FUND	Estimated Revenue	\$ 1,194,216
	Transfer from Capital Projects Fund	631,548
	Transfer from General Fund	124,992,642
	Use of Fund Balance	32,564,426
	TOTAL - REVENUES	\$ 159,382,832
	Transfer to General Fund	\$ 90,000
	Initial Appropriation	159,292,832
	TOTAL - APPROPRIATION	\$ 159,382,832
SCHOOL DEBT SERVICE FUND - LEASES	Transfer from General Fund	\$ 11,097,024
	TOTAL - REVENUE	\$ 11,097,024
	Initial Appropriation	\$ 11,097,024

**COMBINED SCHOOL AND COUNTY CAPITAL ASSET
PRESERVATION FUNDS**

ATTACHMENT C-5

COMBINED FUNDS	Estimated Revenue	\$ 100,000
	Transfer from General Fund	12,271,000
	TOTAL - REVENUE	\$ 12,371,000
	Initial Appropriation	\$ 12,371,000
School Capital Asset Preservation Fund	Transfer from General Fund	\$ 7,951,000
	TOTAL - REVENUE	\$ 7,951,000
	Initial Appropriation	\$ 7,951,000
County Capital Asset Preservation Fund	Estimated Revenue	\$ 100,000
	Transfer from General Fund	4,320,000
	TOTAL - REVENUE	\$ 4,420,000
	Initial Appropriation	\$ 4,420,000

OTHER FUNDS

ATTACHMENT C-6

COMPREHENSIVE SERVICES ACT FUND	Estimated Revenue	\$ 4,822,514
	Transfer from General Fund	4,171,542
	TOTAL - REVENUE	\$ 8,994,056
	Transfer to General Fund	\$ 183,000
	Initial Appropriation	8,811,056
	TOTAL - APPROPRIATION	\$ 8,994,056
DULLES INDUSTRIAL PARK WATER & SEWER DISTRICT FUND	Estimated Revenue	\$ 143,752
	Initial Appropriation	\$ 143,752
EMS TRANSPORT REIMBURSEMENT PROGRAM FUND	Estimated Revenue	\$ 4,500,000
	Transfer to General Fund	\$ 317,809
	Initial Appropriation	2,967,243
	TOTAL - APPROPRIATION	\$ 3,285,052
	Addition to Fund Balance	\$ 1,214,948
GREENLEA TAX DISTRICT FUND	Estimated Revenue	\$ 44,038
	Initial Appropriation	\$ 44,038
HAMILTON SEWER SERVICE DISTRICT FUND	Estimated Revenue	\$ 132,000
	Transfer from General Fund	88,000
	TOTAL - REVENUE	\$ 220,000
	Initial Appropriation	\$ 220,000
JAMES HORTON PROGRAM FOR THE ARTS fund	Estimated Revenue	\$ 1,000
	Initial Appropriation	\$ 1,000
LEGAL RESOURCE CENTER FUND	Estimated Revenue	\$ 87,091
	Initial Appropriation	\$ 87,091

PUBLIC FACILITIES FUND	Estimated Revenue	\$ 2,250,000
	Transfer to Transportation District Fund	\$ 2,250,000
	TOTAL - APPROPRIATION	\$ 2,250,000
RENTAL ASSISTANCE PROGRAM FUND	Estimated Revenue	\$ 9,183,063
	Transfer from General Fund	80,406
	TOTAL - REVENUE	\$ 9,263,469
	Initial Appropriation	\$ 9,263,469
RESTRICTED USE TRANSIENT OCCUPANCY TAX FUND	Estimated Revenue	\$ 2,955,000
	Use of Fund Balance	281,847
	TOTAL - REVENUE	\$ 3,236,847
	Transfer to General Fund	\$ 391,597
	Initial Appropriation	2,845,250
	TOTAL - APPROPRIATIONS	\$ 3,236,847
ROUTE 28 TRANSPORTATION IMPROVEMENT DISTRICT FUND	Estimated Revenue	\$ 9,592,000
	Initial Appropriation	\$ 9,592,000
SELF INSURANCE FUND	Transfer from General Fund	\$ 2,800,000
	TOTAL - REVENUE	\$ 2,800,000
	Initial Appropriation	\$ 2,800,000
STATE/FEDERAL GRANT FUND	Estimated Revenue	\$ 2,171,267
	Initial Appropriation	\$ 2,171,267
SYMINGTON FUND	Estimated Revenue	\$ 150,000
	Initial Appropriation	\$ 150,000

OTHER FUNDS

ATTACHMENT C-6

TRANSPORTATION DISTRICT FUND

Estimated Revenue	\$ 59,367,781
Transfer from General Fund	13,000,000
Transfer from Public Facilities Fund	2,250,000
Use of Fund Balance	500,000
TOTAL - REVENUE	\$ 75,117,781

Transfer to County Capital Projects Fund	\$ 59,564,596
Transfer to General Fund	6,539,327
Initial Appropriation	2,540,812
TOTAL - APPROPRIATION	\$ 68,644,735

Addition to Fund Balance **\$ 6,473,046**

URAN HOLOCAUST LIBRARY FUND

Estimated Revenue	\$ 30,000
Initial Appropriation	\$ 30,000

		FY 2014	FY 2015
GENERAL FUND			
Estimated Appropriations	Animal Services	\$ 2,875,072	\$ 3,207,616
	Boards, Commissions and Committees	2,038,970	2,066,000
	Building and Development	21,224,095	20,451,893
	Clerk of the Circuit Court	3,728,222	3,833,824
	Commissioner of the Revenue	6,509,671	6,745,765
	Commonwealth's Attorney	3,147,148	3,342,879
	Community Corrections	1,797,612	1,897,171
	County Administrator	3,398,936	3,493,080
	County Attorney	2,610,976	2,773,852
	Courts	1,080,343	1,119,167
	Economic Development	3,042,556	3,011,783
	Elections and Voter Registration	1,513,943	1,625,089
	Extension Services	395,641	410,299
	Family Services	23,192,963	23,450,366
	Fire, Rescue and Emergency Services	59,810,116	67,351,246
	General Services	32,472,960	31,724,534
	Health Services	4,369,916	4,524,552
	Information Technology	21,330,024	23,061,510
	Juvenile Court Service Unit	2,018,092	2,001,712
	Library Services	14,529,914	14,659,277
	Management and Financial Services	11,748,689	13,137,414
	Mapping and Geographic Information	2,289,365	2,363,878
	Mental Health, Substance Abuse and Developmental Services	32,647,304	33,506,591
	Non-Departmental	6,838,606	4,051,397
	Parks, Recreation and Community Services	37,652,847	40,634,898
	Planning	3,547,273	6,225,205
	Regional, Non-Profit and Intergovernmental	6,304,906	6,578,856
	Sheriff	76,390,474	80,782,965
	Transportation and Capital Infrastructure	19,846,446	25,612,175
	Treasurer	4,470,325	4,709,526
	SUBTOTAL - APPROPRIATIONS	\$ 412,823,405	\$ 438,354,522
Transfers to Other Funds			
	Transfer to Comprehensive Services Act Fund	\$ 4,171,542	\$ 4,171,542
	Transfer to County Capital Asset Preservation Fund	6,090,000	4,320,000
	Transfer to County Capital Projects Fund	47,196,116	18,559,515
	Transfer to County Debt Service Fund	137,761,114	124,992,642
	Transfer to Hamilton Sewer Service District Fund	88,000	88,000
	Transfer to Rental Assistance Program Fund	80,406	80,406
	Transfer to School Capital Asset Preservation Fund	5,577,000	7,951,000
	Transfer to School Capital Improvements Fund	1,195,000	9,460,000
	Transfer to School Debt Service Fund - Leases	8,159,437	11,097,024
	Transfer to School Fund	541,615,482	588,769,592
	Transfer to School OPEB Trust Fund	12,000,000	12,000,000
	Transfer to Self Insurance Fund	2,800,000	2,800,000
	Transfer to Transportation District Fund	495,903	13,000,000
	SUBTOTAL - TRANSFERS TO OTHER FUNDS	\$ 767,230,000	\$ 797,289,721
	TOTAL - APPROPRIATIONS, TRANSFERS TO OTHER FUNDS	\$ 1,180,053,405	\$ 1,235,644,243

Note: Appropriations are made at the fund level. Department totals may fluctuate within fund appropriation.

SECTION 1 The preceding designated funds and accounts shall be appropriated from the designated estimated revenues to be expended by the County Administrator or his designee, the Director of Management and Financial Services, authorized pursuant to Section 15.2-1541 of the 1950 Code of Virginia, as amended, and pursuant to a resolution adopted by the Board of Supervisors on July 1, 1963, as amended, to pay all normal and routine claims, when presented, for which appropriations are hereinafter made, with his own check signed by the County Administrator and the Treasurer or with electronic fund transfers authorized by the Director of Management and Financial Services and the Treasurer.

School Fund appropriations are for the operation of the School System and are to be expended on order of the School Board for the activities and purposes contained in its budget request presented to the Board of Supervisors for informative and fiscal planning purposes only. All payments are to be made on the School Board's own check or with electronic fund transfers as provided herein. The County Administrator, or his designee, and the Director of Management and Financial Services, or designee, are authorized pursuant to Section 15.2-1541 of the Code of Virginia, as amended, and pursuant to a resolution adopted by the Board of Supervisors on July 1, 1963, and on December 20, 1982, as amended, to pay all claims against the School Board, once approved by the School Board, for which appropriations have been made, with a School Board check signed by the School Superintendent and the Treasurer or with electronic fund transfers approved by the Treasurer.

SECTION 2 All outstanding operating encumbrances at June 30, 2014, are hereby reappropriated to the 2014-2015 fiscal year to the same department and account for which they are encumbered in the previous year. The reappropriation of these funds is in addition to the appropriations listed on pages 4-13.

SECTION 3 At the close of the fiscal year, all unencumbered appropriations lapse for budget items other than the capital projects, state/federal grants and certain restricted funds (such as transportation district and restricted transient occupancy tax).

- SECTION 4** Appropriations designated for capital projects, unexpended as of June 30, 2014, are hereby reappropriated for those projects. The reappropriation of these funds is in addition to the appropriations listed on pages 4-13. The County Administrator or designee may approve necessary adjustments or accounting transfers between funds as required for the proper accounting of capital projects. Upon completion of a County capital project, staff is authorized to close out said project and transfer to the funding source any remaining balances. This section applies to all existing appropriations for capital projects on June 30, 2014, and appropriations for capital projects in the 2014-2015 budget.
- SECTION 5** The approval by the Board of Supervisors of any grant of funds to the County constitutes the appropriation of both the revenue to be received from the grant and the County's expenditure required by the terms of the grant, if any. Grant appropriations unexpended as of June 30, 2014, are hereby reappropriated for those purposes. The reappropriation of these funds is in addition to the appropriations listed on pages 4-13. The County Administrator may reduce any grant appropriation to the level approved by the granting agency during the fiscal year. Upon completion of the grant project, staff is authorized to close out the grant and transfer back to the funding source any remaining balances. Instances where the remaining balance is less than \$100, staff is authorized to transfer the remaining balance to a central grant balancing account. This applies to appropriations for grants outstanding at June 30, 2014, and appropriations of grants in the 2014-2015 budget.
- SECTION 6** The County Administrator is authorized to make expenditures from Trust and Agency Funds for the specified reasons for which the funds were established. In no case shall the expenditure exceed the available balance for the fund.
- SECTION 7** Effective upon adoption of this resolution, the County Administrator or designee is authorized to approve transfers of appropriations among departments and agencies as long as the total net appropriation for the fund is neither increased nor decreased. The County Administrator or designee is authorized to approve transfers of estimated revenue among departments and agencies as long as total net revenue is neither increased nor decreased at the level of the fund.

- SECTION 8** The Director of Management and Financial Services is authorized to make transfers to various funds for which there are transfers appropriated or adjustments as required at the end of the fiscal year. The Director shall transfer funds only as needed up to amounts appropriated, required or in accordance with any existing bond resolutions that specify the manner in which transfers are to be made.
- SECTION 9** The County Administrator is authorized to provide "State Employee Pay Supplements," which provide additional salary amounts to state employees working for the County. Pay supplements shall be based upon comparable Loudoun County positions, as determined by the Human Resources Division, and are conditioned upon the appropriation of funding by the Board of Supervisors through the County budget as adopted by the annual Appropriations Resolution. Pay supplements shall be periodically reviewed and may be increased, decreased, or eliminated subject to annual appropriation by the Board of Supervisors and review by the Human Resources Division and as may be provided within an existing or future Memorandum of Understanding (MOU) between the County and the applicable agency (or agencies) of the Commonwealth.
- SECTION 10** In FY 2015, County employees will be eligible for a merit based salary increase on average of 3% conditioned upon achieving a "fully successful," "exceeds expectations," or "outstanding performance" rating. The County Attorney will receive a 3% increase. Constitutional Officers will receive any increase given by the state plus an increase from the County; the total increase will not exceed 3% of salary. All salary increases will be effective the second pay period in September 2014. For purposes of administering the paybands, the salary scales will be adjusted at the minimum and maximum by 1.5% in order to allow merit-based increases of up to three percent for employees currently at the range maximum.

**Capital Improvement Program Summary
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP	Total
<u>Budgetary Cost</u>												
General Capital Projects Fund												
Administration		299,312	4,550	555	0	0	480	0	5,585	0		304,897
General Government		65,250	14,426	18,930	12,765	22,070	15,530	44,585	128,306	3,000		196,556
Public Safety		130,548	33,455	95,010	14,850	16,765	18,325	20,540	198,945	0		329,493
Health and Welfare		120	3,500	0	1,945	1,255	11,410	0	18,110	0		18,230
Parks, Recreation and Culture		22,710	12,640	19,995	72,835	58,725	3,035	23,950	191,180	0		213,890
Transportation		417,186	121,302	235,857	133,448	77,294	82,685	88,335	738,921	0		1,156,107
General Capital Projects Fund Total		935,126	189,873	370,347	235,843	176,109	131,465	177,410	1,281,047	3,000		2,219,173
School Capital Projects Fund												
Elementary Schools		0	35,040	0	0	0	41,790	0	76,830	0		76,830
Middle Schools		0	53,540	0	0	0	63,850	0	117,390	0		117,390
High Schools		14,295	18,265	108,580	2,180	165,560	0	133,080	427,665	0		441,960
School Capital Projects Fund Total		14,295	106,845	108,580	2,180	165,560	105,640	133,080	621,885	0		636,180
Budgetary Cost		949,421	296,718	478,927	238,023	341,669	237,105	310,490	1,902,932	3,000		2,855,353
<u>Funding Source</u>												
Local Tax Funding		156,866	26,479	29,185	20,205	27,970	21,895	25,395	151,129	3,000		310,995
Local Tax Funding - Roads		13,635	13,000	13,000	13,000	13,000	13,000	13,000	78,000	0		91,635
Fund Balance		116,854	0	0	0	0	0	0	0	0		116,854
General Obligation Bonds		71,907	115,090	120,475	62,725	210,355	115,835	159,365	783,845	0		855,752
Lease Revenue Financing		447,402	62,815	80,205	44,910	11,915	16,690	37,090	253,625	0		701,027
Revenue Bonds		0	0	130,000	0	0	0	0	130,000	0		130,000
VPSA Financing		0	12,205	0	0	0	0	0	12,205	0		12,205
Federal Grant		0	0	0	0	0	0	0	0	0		0
State Grant		35,093	1,265	750	500	500	500	500	4,015	0		39,108
CMAQ		1,055	2,261	0	4,700	0	3,455	0	10,416	0		11,471
RSTP		500	4,867	5,500	12,598	0	2,000	9,578	34,543	0		35,043
State Revenue Sharing		1,800	10,000	10,000	10,000	10,000	10,000	10,000	60,000	0		61,800
NVTA 70% Regional		20,000	27,500	40,400	35,300	36,200	37,100	38,000	214,500	0		234,500
NVTA 30% Local		10,872	14,219	14,752	15,135	15,529	16,130	16,757	92,522	0		103,394
Cash Proffers		10,685	2,250	13,910	18,450	15,700	0	305	50,615	0		61,300
In Kind Proffers		51,409	0	0	0	0	0	0	0	0		51,409
Local Gasoline Tax		4,940	2,095	0	0	0	0	0	2,095	0		7,035
Fees		0	1,132	750	500	500	500	500	3,882	0		3,882
Proceeds from Land Sale		5,800	1,540	20,000	0	0	0	0	21,540	0		27,340
Gifts/Donations		603	0	0	0	0	0	0	0	0		603
Total Funding Source		949,421	296,718	478,927	238,023	341,669	237,105	310,490	1,902,932	3,000		2,855,353

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP	Total
General Capital Projects Fund												
<u>Budgetary Cost</u>												
Administration		299,312	4,550	555	0	0	480	0	5,585	0		304,897
General Government		65,250	14,426	18,930	12,765	22,070	15,530	44,585	128,306	3,000		196,556
Public Safety		130,548	33,455	95,010	14,850	16,765	18,325	20,540	198,945	0		329,493
Health and Welfare		120	3,500	0	1,945	1,255	11,410	0	18,110	0		18,230
Parks, Recreation and Culture		22,710	12,640	19,995	72,835	58,725	3,035	23,950	191,180	0		213,890
Transportation		417,186	121,302	235,857	133,448	77,294	82,685	88,335	738,921	0		1,156,107
Budgetary Cost		935,126	189,873	370,347	235,843	176,109	131,465	177,410	1,281,047	3,000		2,219,173
<u>Funding Source</u>												
Local Tax Funding		156,866	17,019	18,325	19,985	11,410	11,330	12,085	90,154	3,000		250,020
Local Tax Funding - Roads		13,635	13,000	13,000	13,000	13,000	13,000	13,000	78,000	0		91,635
Fund Balance		102,559	0	0	0	0	0	0	0	0		102,559
General Obligation Bonds		71,907	29,910	42,755	60,765	61,355	20,760	39,595	255,140	0		327,047
Lease Revenue Financing		447,402	62,815	80,205	44,910	11,915	16,690	37,090	253,625	0		701,027
Revenue Bonds		0	0	130,000	0	0	0	0	130,000	0		130,000
Federal Grant		0	0	0	0	0	0	0	0	0		0
State Grant		35,093	1,265	750	500	500	500	500	4,015	0		39,108
CMAQ		1,055	2,261	0	4,700	0	3,455	0	10,416	0		11,471
RSTP		500	4,867	5,500	12,598	0	2,000	9,578	34,543	0		35,043
State Revenue Sharing		1,800	10,000	10,000	10,000	10,000	10,000	10,000	60,000	0		61,800
NVTA 70% Regional		20,000	27,500	40,400	35,300	36,200	37,100	38,000	214,500	0		234,500
NVTA 30% Local		10,872	14,219	14,752	15,135	15,529	16,130	16,757	92,522	0		103,394
Cash Proffers		10,685	2,250	13,910	18,450	15,700	0	305	50,615	0		61,300
In Kind Proffers		51,409	0	0	0	0	0	0	0	0		51,409
Local Gasoline Tax		4,940	2,095	0	0	0	0	0	2,095	0		7,035
Fees		0	1,132	750	500	500	500	500	3,882	0		3,882
Proceeds from Land Sale		5,800	1,540	0	0	0	0	0	1,540	0		7,340
Gifts/Donations		603	0	0	0	0	0	0	0	0		603
Total Funding Source		935,126	189,873	370,347	235,843	176,109	131,465	177,410	1,281,047	3,000		2,219,173

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Administration											
Projects											
Land Acquisition Fund		244,212	2,050	555	0	0	480	0	3,085	0	247,297
Major Computer Systems		<u>55,100</u>	<u>2,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,500</u>	<u>0</u>	<u>57,600</u>
Budgetary Cost		<u>299,312</u>	<u>4,550</u>	<u>555</u>	<u>0</u>	<u>0</u>	<u>480</u>	<u>0</u>	<u>5,585</u>	<u>0</u>	<u>304,897</u>
Funding Source											
Local Tax Funding		94,261	0	555	0	0	0	0	555	0	94,816
Fund Balance		76,934	0	0	0	0	0	0	0	0	76,934
General Obligation Bonds		50,425	2,050	0	0	0	0	0	2,050	0	52,475
Lease Revenue Financing		19,830	2,500	0	0	0	480	0	2,980	0	22,810
Revenue Bonds		0	0	0	0	0	0	0	0	0	0
Federal Grant		0	0	0	0	0	0	0	0	0	0
State Grant		4,598	0	0	0	0	0	0	0	0	4,598
Cash Proffers		1,855	0	0	0	0	0	0	0	0	1,855
In-Kind Proffers		51,409	0	0	0	0	0	0	0	0	51,409
Local Gasoline Tax		0	0	0	0	0	0	0	0	0	0
Fees		0	0	0	0	0	0	0	0	0	0
Proceeds from Land Sale		0	0	0	0	0	0	0	0	0	0
Gifts/Donations		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Funding Source		<u>299,312</u>	<u>4,550</u>	<u>555</u>	<u>0</u>	<u>0</u>	<u>480</u>	<u>0</u>	<u>5,585</u>	<u>0</u>	<u>304,897</u>

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
General Government											
Projects											
Capital Project Management		35,400	8,004	10,130	7,855	8,085	8,330	8,585	50,989	0	86,389
Storm Water Management		19,850	3,000	3,000	3,000	3,000	3,000	3,000	18,000	3,000	40,850
Consolidated Shops & Warehouse		0	0	0	350	0	4,200	33,000	37,550	0	37,550
Community Wastewater Systems		0	1,645	0	0	0	0	0	1,645	0	1,645
Water/Wastewater Feasibility Studies		0	0	300	310	325	0	0	935	0	935
Town of Hillsboro Water System		0	1,145	0	0	0	0	0	1,145	0	1,145
County Landfill Reclamation Project		10,000	0	5,500	0	5,980	0	0	11,480	0	21,480
County Landfill Sequence V Closure		0	0	0	1,250	4,680	0	0	5,930	0	5,930
County Landfill Debt Service		0	632	0	0	0	0	0	632	0	632
Budgetary Cost		65,250	14,426	18,930	12,765	22,070	15,530	44,585	128,306	3,000	196,556
Funding Source											
Local Tax Funding		54,550	12,649	13,430	11,515	11,410	11,330	11,585	71,919	3,000	129,469
Fund Balance		700	0	0	0	0	0	0	0	0	700
General Obligation Bonds		0	0	0	0	0	0	0	0	0	0
Lease Revenue Financing		10,000	0	5,500	1,250	10,660	4,200	33,000	54,610	0	64,610
Revenue Bonds		0	0	0	0	0	0	0	0	0	0
Federal Grant		0	0	0	0	0	0	0	0	0	0
State Grant		0	0	0	0	0	0	0	0	0	0
Cash Proffers		0	0	0	0	0	0	0	0	0	0
In-Kind Proffers		0	0	0	0	0	0	0	0	0	0
Local Gasoline Tax		0	0	0	0	0	0	0	0	0	0
Fees		0	632	0	0	0	0	0	632	0	632
Proceeds from Land Sale		0	1,145	0	0	0	0	0	1,145	0	1,145
Gifts/Donations		0	0	0	0	0	0	0	0	0	0
Total Funding Source		65,250	14,426	18,930	12,765	22,070	15,530	44,585	128,306	3,000	196,556

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Public Safety											
Projects											
Animal Services Facility		125	2,170	13,200	0	0	0	0	15,370	0	15,495
Courts Complex Phase III		9,310	13,000	54,000	0	0	0	0	67,000	0	76,310
Adult Detention Center Phase III		95,450	0	260	0	0	0	0	260	0	95,710
Fire and Rescue Capital Apparatus		24,293	2,840	3,000	3,000	3,000	3,000	3,000	17,840	0	42,133
Traffic Signal Emergency Backup Power		0	865	0	0	0	0	0	865	0	865
Lucketts Fire Station Replacement		1,370	10,120	0	0	0	0	0	10,120	0	11,490
Sterling Fire and Rescue Station Replacement		0	1,960	12,470	0	0	0	0	14,430	0	14,430
Kirkpatrick Fire and Rescue Station		0	2,500	9,740	0	0	0	0	12,240	0	12,240
Leesburg South Fire and Rescue Station		0	0	0	1,540	11,890	0	0	13,430	0	13,430
Traffic Signal Preemption Devices		0	0	1,570	0	0	0	0	1,570	0	1,570
Juvenile Probation Residence		0	0	770	5,430	0	0	0	6,200	0	6,200
Round Hill Fire Station Replacement		0	0	0	0	1,875	12,980	0	14,855	0	14,855
Lovettsville Fire Station Renovation		0	0	0	3,380	0	0	0	3,380	0	3,380
Fire Station Alerting Systems		0	0	0	1,500	0	0	0	1,500	0	1,500
Juvenile Detention Center Phase II		0	0	0	0	0	600	4,090	4,690	0	4,690
Fire and Rescue CPAT Center		0	0	0	0	0	365	2,975	3,340	0	3,340
Fire and Rescue Vehicle Annex		0	0	0	0	0	415	3,195	3,610	0	3,610
Fire and Rescue Training Center Expansion		0	0	0	0	0	965	6,780	7,745	0	7,745
Fire and Rescue Training Tower		0	0	0	0	0	0	500	500	0	500
Budgetary Cost		130,548	33,455	95,010	14,850	16,765	18,325	20,540	198,945	0	329,493
Funding Source											
Local Tax Funding		3,100	2,500	4,340	8,470	0	0	500	15,810	0	18,910
Fund Balance		0	0	0	0	0	0	0	0	0	0
General Obligation Bonds		12,805	17,090	36,670	6,380	16,765	17,725	15,730	110,360	0	123,165
Lease Revenue Financing		100,713	13,000	54,000	0	0	600	4,090	71,690	0	172,403
Revenue Bonds		0	0	0	0	0	0	0	0	0	0
Federal Grant		0	0	0	0	0	0	0	0	0	0
State Grant		13,930	0	0	0	0	0	0	0	0	13,930
Cash Proffers		0	0	0	0	0	0	220	220	0	220
In-Kind Proffers		0	0	0	0	0	0	0	0	0	0
Local Gasoline Tax		0	865	0	0	0	0	0	865	0	865
Fees		0	0	0	0	0	0	0	0	0	0
Proceeds from Land Sale		0	0	0	0	0	0	0	0	0	0
Gifts/Donations		0	0	0	0	0	0	0	0	0	0
Total Funding Source		130,548	33,455	95,010	14,850	16,765	18,325	20,540	198,945	0	329,493

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Health and Welfare											
Projects											
DS Group Residence - Round Hill		120	1,500	0	0	0	0	0	1,500	0	1,620
DS Group Residence - Purcellville		0	0	0	1,945	0	0	0	1,945	0	1,945
DS Group Residence - Eastern Loudoun		0	0	0	0	0	2,065	0	2,065	0	2,065
Youth Shelter Renovation		0	2,000	0	0	0	0	0	2,000	0	2,000
Adolescent Independent Living Residence		0	0	0	0	1,255	9,345	0	10,600	0	10,600
Budgetary Cost		120	3,500	0	1,945	1,255	11,410	0	18,110	0	18,230
Funding Source											
Local Tax Funding		120	0	0	0	0	0	0	0	0	120
Fund Balance		0	0	0	0	0	0	0	0	0	0
General Obligation Bonds		0	0	0	0	0	0	0	0	0	0
Lease Revenue Financing		0	3,500	0	1,945	1,255	11,410	0	18,110	0	18,110
Revenue Bonds		0	0	0	0	0	0	0	0	0	0
Federal Grant		0	0	0	0	0	0	0	0	0	0
State Grant		0	0	0	0	0	0	0	0	0	0
Cash Proffers		0	0	0	0	0	0	0	0	0	0
In-Kind Proffers		0	0	0	0	0	0	0	0	0	0
Local Gasoline Tax		0	0	0	0	0	0	0	0	0	0
Fees		0	0	0	0	0	0	0	0	0	0
Proceeds from Land Sale		0	0	0	0	0	0	0	0	0	0
Gifts/Donations		0	0	0	0	0	0	0	0	0	0
Total Funding Source		120	3,500	0	1,945	1,255	11,410	0	18,110	0	18,230

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Parks, Recreation and Culture											
Projects											
Sterling Library		0	4,850	0	0	0	0	0	4,850	0	4,850
Dulles South Multi-Purpose Center (Phase III)		675	5,920	0	0	0	0	0	5,920	0	6,595
Town of Purcellville - Fireman's Field		450	150	0	0	0	0	0	150	0	600
Scott Jenkins Park Phase II		5,288	1,200	0	0	0	0	0	1,200	0	6,488
Franklin Park to Purcellville Trail		0	520	0	0	0	0	0	520	0	520
Sterling Community Center Renovation		5,497	0	10,005	0	0	0	0	10,005	0	15,502
Moorefield Station Community Park		0	0	9,990	0	0	0	0	9,990	0	9,990
Hal and Berni Hanson Regional Park		8,940	0	0	47,740	0	0	0	47,740	0	56,680
Ashburn Recreation and Community Center		0	0	0	8,635	58,725	0	0	67,360	0	67,360
Ashburn Senior Center		0	0	0	7,865	0	0	0	7,865	0	7,865
Fields Farm Park		1,860	0	0	8,595	0	0	0	8,595	0	10,455
Brambleton Library		0	0	0	0	0	3,035	23,950	26,985	0	26,985
Budgetary Cost		<u>22,710</u>	<u>12,640</u>	<u>19,995</u>	<u>72,835</u>	<u>58,725</u>	<u>3,035</u>	<u>23,950</u>	<u>191,180</u>	<u>0</u>	<u>213,890</u>
Funding Source											
Local Tax Funding		4,835	1,870	0	0	0	0	0	1,870	0	6,705
Fund Balance		1,125	0	0	0	0	0	0	0	0	1,125
General Obligation Bonds		5,497	10,770	6,085	54,385	44,590	3,035	23,865	142,730	0	148,227
Lease Revenue Financing		0	0	0	0	0	0	0	0	0	0
Revenue Bonds		0	0	0	0	0	0	0	0	0	0
Federal Grant		0	0	0	0	0	0	0	0	0	0
State Grant		0	0	0	0	0	0	0	0	0	0
Cash Proffers		3,850	0	13,910	18,450	14,135	0	85	46,580	0	50,430
In-Kind Proffers		0	0	0	0	0	0	0	0	0	0
Local Gasoline Tax		1,000	0	0	0	0	0	0	0	0	1,000
Fees		0	0	0	0	0	0	0	0	0	0
Proceeds from Land Sale		5,800	0	0	0	0	0	0	0	0	5,800
Gifts/Donations		603	0	0	0	0	0	0	0	0	0
Total Funding Source		<u>22,710</u>	<u>12,640</u>	<u>19,995</u>	<u>72,835</u>	<u>58,725</u>	<u>3,035</u>	<u>23,950</u>	<u>191,180</u>	<u>0</u>	<u>213,890</u>

Capital Improvement Program by Functional Area Schedule of Appropriations											
Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Transportation											
Projects											
Transit Buses		27,663	1,500	1,500	1,000	1,000	1,000	1,000	7,000	0	34,663
Dulles Corridor Rapid Transit		240,000	40,000	20,000	0	0	0	0	60,000	0	300,000
Regional Park-and-Ride Lots		0	4,260	705	3,615	0	3,455	0	12,035	0	12,035
Gloucester Parkway		31,300	8,700	0	0	0	0	0	8,700	0	40,000
Prentice Road		0	0	0	0	12,895	26,482	23,753	63,130	0	63,130
Woodgrove HS/ Fields Farm Park Road		0	3,815	0	0	0	0	0	3,815	0	3,815
Riverside Parkway - Lexington to LC Parkway		1,120	12,000	0	0	0	0	0	12,000	0	13,120
Loudoun County Parkway		0	7,000	24,000	20,000	0	0	0	51,000	0	51,000
Belmont Ridge Road (Truro Parish to Croson)		0	20,500	0	0	14,565	0	0	35,065	0	35,065
Sterling Boulevard Extension		1,600	10,025	2,376	0	0	0	0	12,401	0	14,001
Route 722 Transit Station Connector Bridge		896	2,000	5,500	8,500	0	0	0	16,000	0	16,896
Braddock/Pleasant Valley Road Improvements		3,555	515	0	0	0	0	0	515	0	4,070
George Washington Boulevard Overpass		0	1,367	0	4,098	0	2,000	9,578	17,043	0	17,043
Metro Parking Garages		3,000	0	130,000	0	0	0	0	130,000	0	133,000
Belmont Ridge Road (Gloucester to Hay)		34,052	0	13,000	13,000	0	0	0	26,000	0	60,052
Farmwell Road (Smith Switch to Ashburn Road)		0	0	7,000	0	0	0	0	7,000	0	7,000
Route 9/Route 287 Roundabout		0	0	1,000	1,500	5,000	0	0	7,500	0	7,500
Waxpool Road/Loudoun County Parkway Intersection Improvements		0	0	858	1,154	15,000	0	0	17,012	0	17,012
Northstar Boulevard (Shreveport to Route 50)		0	3,300	15,800	15,200	0	0	0	34,300	0	34,300
Northstar Boulevard (Route 50 to Tall Cedars)		0	0	4,700	7,300	0	0	0	12,000	0	12,000
Northstar Boulevard (Tall Cedars to Braddock)		0	0	0	0	3,900	10,000	0	13,900	0	13,900
Crosstrail Boulevard		31,300	0	0	39,000	0	0	0	39,000	0	70,300
Route 606 Widening		41,200	1,500	0	3,800	0	0	0	5,300	0	46,500
Route 7/Route 690 Interchange		1,500	0	6,000	0	2,187	0	7,000	15,187	0	16,687
Route 7/Battlefield Parkway		0	1,000	1,000	5,000	0	25,000	25,000	57,000	0	57,000
Glascok Road (east of Arcola Boulevard)		0	0	0	0	0	12,100	2,600	14,700	0	14,700
Glascok Road (west of Arcola Boulevard)		0	0	0	0	0	0	16,650	16,650	0	16,650
Arcola Boulevard		0	0	0	7,800	18,200	0	0	26,000	0	26,000
Route 15 Bypass/Battlefield Parkway		0	0	0	0	2,000	0	0	2,000	0	2,000
Sterling Sidewalks		0	260	0	0	0	0	0	260	0	260
Town of Leesburg NVTA Funding		0	1,925	1,998	2,050	2,104	2,188	2,275	12,540	0	12,540
Town of Purcellville NVTA Funding		0	405	420	431	443	460	479	2,638	0	2,638
Town of Middleburg - Regional Orgs		0	1,205	0	0	0	0	0	1,205	0	1,205
Town of Round Hill - Regional Orgs		0	25	0	0	0	0	0	25	0	25
Budgetary Cost		417,186	121,302	235,857	133,448	77,294	82,685	88,335	738,921	0	1,156,107
Funding Source											
Local Tax Funding		13,635	13,000	13,000	13,000	13,000	13,000	13,000	78,000	0	91,635
Fund Balance		23,800	0	0	0	0	0	0	0	0	23,800
General Obligation Bonds		3,180	0	0	0	0	0	0	0	0	3,180
Lease Revenue Financing		316,859	43,815	20,705	41,715	0	0	0	106,235	0	423,094
Revenue Bonds		0	0	130,000	0	0	0	0	130,000	0	130,000
State Grant		16,565	1,265	750	500	500	500	500	4,015	0	20,580
CMAQ		1,055	2,261	0	4,700	0	3,455	0	10,416	0	11,471
RSTP		500	4,867	5,500	12,598	0	2,000	9,578	34,543	0	35,043
State Revenue Sharing		1,800	10,000	10,000	10,000	10,000	10,000	10,000	60,000	0	61,800
NVTA 70% Regional		20,000	27,500	40,400	35,300	36,200	37,100	38,000	214,500	0	234,500
NVTA 30% Local		10,872	14,219	14,752	15,135	15,529	16,130	16,757	92,522	0	103,394
Cash Proffers		4,980	2,250	0	0	1,565	0	0	3,815	0	8,795
Local Gasoline Tax		3,940	1,230	0	0	0	0	0	1,230	0	5,170
Proceeds from Sale of Land		0	395	0	0	0	0	0	395	0	395
Fees		0	500	750	500	500	500	500	3,250	0	3,250
Total Funding Source		417,186	121,302	235,857	133,448	77,294	82,685	88,335	738,921	0	1,156,107

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
School Capital Projects Fund											
Projects											
Elementary Schools		0	35,040	0	0	0	41,790	0	76,830	0	76,830
Middle Schools		0	53,540	0	0	0	63,850	0	117,390	0	117,390
High Schools		<u>14,295</u>	<u>18,265</u>	<u>108,580</u>	<u>2,180</u>	<u>165,560</u>	<u>0</u>	<u>133,080</u>	<u>427,665</u>	<u>0</u>	<u>441,960</u>
Budgetary Cost		14,295	106,845	108,580	2,180	165,560	105,640	133,080	621,885	0	636,180
Funding Source											
Local Tax Funding		0	9,460	10,860	220	16,560	10,565	13,310	60,975	0	60,975
Fund Balance		14,295	0	0	0	0	0	0	0	0	14,295
General Obligation Bonds		0	85,180	77,720	1,960	149,000	95,075	119,770	528,705	0	528,705
VPSA Financing		0	12,205	0	0	0	0	0	0	0	0
Proceeds from Land Sale		<u>0</u>	<u>0</u>	<u>20,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,000</u>	<u>0</u>	<u>20,000</u>
Total Funding Source		14,295	106,845	108,580	2,180	165,560	105,640	133,080	621,885	0	636,180

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Elementary Schools											
Projects											
(ES-27) Dulles North Area Elementary School		0	35,040	0	0	0	0	0	35,040	0	35,040
(ES-28) Dulles South Area Elementary School		0	0	0	0	0	41,790	0	41,790	0	41,790
Budgetary Cost		<u>0</u>	<u>35,040</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>41,790</u>	<u>0</u>	<u>76,830</u>	<u>0</u>	<u>76,830</u>
Funding Source											
Local Tax Funding		0	3,500	0	0	0	4,180	0	7,680	0	7,680
General Obligation Bonds		0	31,540	0	0	0	37,610	0	69,150	0	69,150
Proceeds from Land Sale		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Funding Source		<u>0</u>	<u>35,040</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>41,790</u>	<u>0</u>	<u>76,830</u>	<u>0</u>	<u>76,830</u>

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
Middle Schools											
Projects											
(MS-9) Dulles North Area Middle School		0	53,540	0	0	0	0	0	53,540	0	53,540
(MS-7) Dulles South Area Middle School		0	0	0	0	0	63,850	0	63,850	0	63,850
Budgetary Cost		<u>0</u>	<u>53,540</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>63,850</u>	<u>0</u>	<u>117,390</u>	<u>0</u>	<u>117,390</u>
Funding Source											
Local Tax Funding		0	5,355	0	0	0	6,385	0	11,740	0	11,740
General Obligation Bonds		0	48,185	0	0	0	57,465	0	105,650	0	105,650
Proceeds from Land Sale		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Funding Source		<u>0</u>	<u>53,540</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>63,850</u>	<u>0</u>	<u>117,390</u>	<u>0</u>	<u>117,390</u>

**Capital Improvement Program by Functional Area
Schedule of Appropriations**

Capital	(\$ in 1,000s)	Prior Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	6 Year Total	Future FY's	CIP Total
High Schools											
Projects											
(HS-11) Dulles North Area High School		0	0	0	0	121,870	0	0	121,870	0	121,870
Advanced Technology Academy		0	6,060	108,580	0	0	0	0	114,640	0	114,640
CS Monroe Conversion		0	0	0	0	43,690	0	0	43,690	0	43,690
(HS-9) Dulles South Area High School		0	0	0	0	0	0	133,080	133,080	0	133,080
Naval JROTC Facility at Loudoun County High School		0	0	0	2,180	0	0	0	2,180	0	2,180
Broad Run High School Renovation		14,295	12,205	0	0	0	0	0	12,205	0	26,500
Budgetary Cost		<u>14,295</u>	<u>18,265</u>	<u>108,580</u>	<u>2,180</u>	<u>165,560</u>	<u>0</u>	<u>133,080</u>	<u>427,665</u>	<u>0</u>	<u>441,960</u>
Funding Source											
Local Tax Funding		0	605	10,860	220	16,560	0	13,310	41,555	0	41,555
Fund Balance		14,295	0	0	0	0	0	0	0	0	14,295
General Obligation Bonds		0	5,455	77,720	1,960	149,000	0	119,770	353,905	0	353,905
VPFA Financing		0	12,205	0	0	0	0	0	12,205	0	12,205
Proceeds from Sale of Land		0	0	20,000	0	0	0	0	20,000	0	20,000
Total Funding Source		<u>14,295</u>	<u>18,265</u>	<u>108,580</u>	<u>2,180</u>	<u>165,560</u>	<u>0</u>	<u>133,080</u>	<u>427,665</u>	<u>0</u>	<u>441,960</u>



DEPARTMENT OF MANAGEMENT & FINANCIAL SERVICES

MEMORANDUM

DATE: April 2, 2014
TO: Board of Supervisors
FROM: Erin McLellan, Budget Officer
RE: Board Motions and Straw Votes through March 20, 2014
CC: Board Aides, County Administration Staff, Ben Mays, Penny Newquist

Attached please find a summary of Board Motions & Straw Votes taken through the March 20, 2014 budget worksession.

Actions to date have resulted in a real property tax rate of \$1.155.

FY 2015 Budget Deliberations - Tax Rate Impacts			
Current Tax Rate:			\$1.155
Value of Adopted (Reductions)/Enhancements			-
New tax rate, with straw vote changes:			\$1.155
\$ Change needed to next .001 tax rate change			(978,225)
Available Balance @ New tax rate:			
Required for each \$0.001 Reduction:			\$978,225
Enter reductions as +, enhancements as -			Net LTS
<u>Straw Vote Actions</u>	<u>Motion</u>	<u>2nd</u>	<u>Vote</u>
Proposed Unallocated Balance Reduction			\$1,648,556
Reduce DTCI grant expenditures			\$91,078
<u>March 6 Worksession</u>			
Motion to increase the Chairman's budget by \$20k and discuss health care at FGSO	SY	KR	7-2-0
Motion to remove voting machine custodian enhancement in Elections and Voter Registration	KR	no second	
Motion to eliminate the Sr. Systems Analyst-Sharepoint enhancement in DIT	ED	KR	2-7-0
Motion to eliminate the Assistant Fire Chief and Administrative Assistant enhancement in FREM	ED	no second	
Motion to remove combined systemwide director enhancement in FREM	SW	RB	9-0-0
Motion to reduce hybrid staffing in FREM by 5.60 FTE	ED	KR	1-8-0
Motion to remove the radio technician enhancement in FREM	ED	no second	
Motion to remove sergeant from SRO enhancement from LCSO	RB	SV	6-3-0
			\$181,086
Motion to remove ADC staffing enhancement from LCSO	ED	no second	
Motion to remove Computer Forensic Analyst enhancement from LCSO	ED	no second	
Motion to remove Technology Systems Administrator enhancement from LCSO	KR	ED	3-6-0
Motion to add in youth programming coordinator unfunded request in Library Services	ML	SY	5-4-0
			(\$78,504)
Motion to remove the children's program and sports program enhancements from PRCS	ED	SV	2-7-0
Motion to remove horticulture program enhancement in PRCS	ED	no second	
Motion to remove CASA staff enhancement in PRCS	SV	ED	2-7-0
Motion to make Round Hill Aquatic Facility revenue neutral	ED	SV	

Enter reductions as +, enhancements as -				Net LTS
<u>Straw Vote Actions</u>	<u>Motion 2nd</u>		<u>Vote</u>	<u>Impact</u>
Motion to table revenue neutrality of Round Hill Aquatic Facility	RB	SY	9-0-0	
cooperative advertising funds-Economic Development				\$15,000
Motion to adopt FY 15 Gen Gov CIP (no land acquisition) (As stated in motion 1a from worksession packet #2)	RB	SW	9-0-0	\$600,000
Motion to direct staff to work with LCPS on feasibility of colocating school and animal shelter	KR	SW	9-0-0	
Motion to adopt FY 15 Transportation CIP (As stated in motion 2 from worksession packet #2)	RB	SW	9-0-0	(\$1,000,000)
Friendly Amendment to use remaining proceeds from sale of Sterling Annex (\$260,000) for sidewalks in Sterling district	ED	RB		
Friendly Amendment to add traffic engineering study in FY 18 for Battlefield Pkwy and Rt. 15 Bypass funded by NVTa regional monies	GH	RB		
Friendly Amendment to adjust proposed CIP by delaying Prentice Road to FY 20 and accelerating Northstar and Arcola Blvds.	ML			
Motion to adopt FY 15 School CIP (As stated in motion 3 from worksession packet #2)	RB	ML	9-0-0	
Motion to separate Academy of Science	ED		8-1-0	
Motion to adopt CAPP fund for FY 15 (As stated in motion from worksession packet #2)	SY	RB	9-0-0	
Motion to adopt Public Facilities fund for FY 15 (As stated in motion from packet #2)	SY	SW	9-0-0	
<u>March 13 Worksession</u>				
Motion to increase Leesburg SRO Program cost; add landfill fee waiver for Ashburn Volunteer Fire Station	KR	RB	6-0-3	(\$6,371)
Motion to add Animal Control Officer	SW	JC	4-2-1-2	(\$171,180)
Motion to reduce Gang Re-entry Officer position	ML	SV	7-0-2	\$76,298
Motion to remove membership for the No. VA Regional Commission	ED	no second		
Motion to remove funding from the No. VA Park Authority	ED	no second		
Motion to move 1.00 FTE and \$56,614 from Elections and Voter Registration to General Services	SV	KR	6-0-3	
Motion to adopt FY2015 Visit Loudoun budget	RB	ML	7-0-2	
Motion to recognize projected revenues of \$79,617,781 and approve appropriations of \$73,131,819 in Transportation District Fund	SW	KR	withdrawn	
Motion to separate Metrorail from Transportation District Fund	ED		withdrawn	

Enter reductions as +, enhancements as -				Net LTS
<u>Straw Vote Actions</u>	<u>Motion 2nd</u>		<u>Vote</u>	<u>Impact</u>
Motion to authorize establishment of EMS Transport Reimbursement Program Fund	SW	ML	7-0-2	
<u>March 20 Worksession</u>				
Motion to give Visit Loudoun flexibility to reallocate \$50,000	ML	RB	8-0-1	
Motion to allocate \$3.75M from FY13 fund balance and prepare BA for appropriation in FY14 for Riverside Parkway/Lexington Drive Extension	RB	SW	6-1-1-1	
Motion to allocate \$1,626,307 to LCPS	ML	SW	5-3-1	(\$1,626,307)
Friendly amendment to dedicate \$100,000 of unallocated GF balance for School Board staff	SY			
Motion to approve FY15 Proposed Budget as amended through straw votes	SY	SW	6-2-1	

Date of Meeting: April 2, 2014

15b Supplemental

BOARD OF SUPERVISORS BUSINESS MEETING ACTION ITEM

SUBJECT: ZOAM 2013-0004, Amendment to the Revised 1993 Loudoun County Zoning Ordinance for the Purpose of Reclassifying Certain Commercial and Industrial Special Exception Uses to Permitted Uses and Making Other Miscellaneous Commercial/ Industrial Amendments

ELECTION DISTRICT: Countywide

CRITICAL ACTION DATE: At the Pleasure of the Board

STAFF CONTACT(S): Rory Toth, Planner, Zoning Administration
Nicole C.E. Dozier, Zoning Administrator
Mike Seigfried, Acting Director, Building and Development

PURPOSE: The purpose of this application is to amend the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) to continue the County's efforts to encourage additional economic development opportunities by reclassifying certain special exception uses to permitted uses, addressing proposed revisions recommended by Stakeholders/Public during Package 1 amendments and making miscellaneous revisions to make the Zoning Ordinance easier to understand.

RECOMMENDATIONS:

Staff: Staff continues to have concerns with regard to proposed changes which have been highlighted in yellow in the Issues Matrix included as Attachment 3 of Item 15b for the April 2, 2014 Board Business meeting. These concerns fall generally into three categories: increasing commercial/retail uses in employment areas, loss of distinction between zoning districts and elimination of the legislative process to allow for public input and unique conditions.

Planning Commission: On December 3, 2013, the Planning Commission voted (6-2-1, Dunn and Douglas opposed and Ryan absent) to forward ZOAM 2013-0004 to the Board of Supervisors (Board) with a recommendation of approval, based upon the draft text amended at the December 3, 2013, work session, as contained in Attachment 1 of the Board of Supervisors' February 12, 2014 public hearing Staff Report.

Transportation and Land Use Committee: On March 14, 2014, the Transportation and Land Use Committee (TLUC) voted (3-0-2, Clarke and Higgins absent) to forward ZOAM-2013-0004 to a Board of Supervisors Business Meeting with a recommendation of approval, based upon the draft text as amended at the March 14, 2014 TLUC meeting, as contained in Attachment 1 of Item 15b for the April 2, 2014 Board Business Meeting.

UPDATE: On Friday March 28, 2014, the Town of Leesburg provided additional comments and concerns on the draft text proposed with ZOAM-2013-0004, subsequent to their initial overview of the draft amendment, as included in Attachment 3 of Action Item 15b for the April 2, 2014 Business Meeting. In summary, the Town of Leesburg does not support the changes proposed with this ZOAM due to the following reasons: 1) The amendments conflict with the Revised General Plan by increasing the number of permitted commercial and retail uses planned for industrial and employment areas; 2) The loss of the ability to have a special exception process, while providing certainty to property owners, eliminates the opportunity for adjacent landowners and the public to speak to individual circumstances of a proposed use and to identify conditions to mitigate impacts; and 3) The PD-GI (Planned Development-General Industry) zoning district is adjacent to two residential communities where the loss of the special exception process could have negative impacts on those residential uses. A copy of the Town of Leesburg's correspondence to the County is included as Attachment 1 of this Supplemental Item.

ISSUES: An Issues Matrix, dated April 2, 2014, is provided as Attachment 3 of Item 15b and includes a summary of the issues that have been identified to date along with Staff's and the TLUC's recommendations. It is noted that a majority of the issues identified in yellow in the Issues Matrix are related to Staff concerns with regard to conformance with the Revised General Plan. In general, the issues can be categorized to fall within three general categories that are described as follows:

1. Increase in Commercial/Retail Uses in Planned Employment/Industrial Areas

In summary, some of the changes proposed by ZOAM-2013-0004 conflict with the Revised General Plan by generally proposing to increase the number of permitted commercial and retail uses in areas planned for industrial and employment uses, which would allow high traffic generating uses in areas not planned for such uses, limits the land available to development that supports high value employment opportunities, and eliminates the County's ability to promote the best use of valuable land in the County's employment corridors and planned transit nodes.

The Department of Planning Referral indicates that several of the proposed uses are generally commercial retail and service uses that can be expected to generate customers, traffic, and congestion that are different and likely in conflict with planned industrial uses and their associated impacts caused by noise, dust, vibration, heavy truck traffic, and outdoor storage. Additionally, the

proposed uses may increase the cost of land and development for office and industrial users and make it more difficult to maintain an inventory of land available for industrial uses.

Examples of proposed changes where this concern occurs include the following:

- Motor vehicle rental with outdoor storage, mini-warehouse storage, medical care facility-outpatient only, and personal service establishment as Permitted uses in the GB zoning district.
- Accessory uses not exceeding 20 percent of the total floor area as a Permitted use in the PD-RDP zoning district.
- Hotel/Motel as a Permitted use in PD-IP and PD-OP zoning districts.
- Adding Heavy Equipment and Special Vehicle Sales, Rental, Repair and Accessory Service as a SPEX use in the PD-IP zoning district.
- Kennels, Veterinary Services, Animal Hospitals, Motorcycle or ATV Sales, Rental, Repair and Associated Service, Motor Vehicle Rental, with Outdoor Storage Only, and Uses Auxiliary to Permitted Principal Uses not to exceed 20 percent of the floor area of the development as Permitted uses in the PD-GI zoning district.
- Deleting the requirement that a convention or exhibition facility be associated only with a hotel in the PD-TREC (Planned Development-Transit Related Employment Center) and PD-TRC (Planned Development-Transit Related Center) zoning districts.
- Adding Outdoor Amphitheater as a SPEX or Permitted use in the PD-TREC zoning district.
- Commuter parking facilities as a SPEX use in the PD-TREC and PD-TRC zoning districts.
- Utility Substation as a SPEX use in the PD-MUB (Planned Development-Mixed Use Business) zoning district.

2. Loss of Distinction Between Zoning Districts

Article 1 of the Zoning Ordinance addresses the goals, purposes and intent of the Zoning Ordinance and states that the Zoning Ordinance is designed to regulate the orderly growth, development, and re-development of the County in accordance with a well-considered plan and with long term objectives, principles, and standards. By eliminating the distinction between the various zoning districts, the proposed changes could diminish the economic potential of areas planned for Business and Industrial uses by introducing a level of potential unpredictability for existing office or industrial operators and increasing the potential for traffic and other conflicts. Additionally, the proposed changes could potentially increase the development and operating costs for businesses due to increased costs of mitigating associated impacts on adjacent incompatible uses (i.e. noise attenuation of data centers) or increased overhead costs due to retail uses being allowed as a predominant use for land/lease space intended as business and industrial uses.

This concern is shared for any use highlighted in yellow in the Issues Matrix that is proposed to be reclassified from a SPEX use to a Permitted use in the PD-GI, PD-IP, PD-OP, GB, PD-TREC, PD-TRC, and PD-MUB zoning districts.

3. Elimination of Special Exception Process and Ability to Impose Conditions to Mitigate Impacts

Eliminating the legislative Special Exception process, while providing predictability for the property owner, also eliminates the opportunity for adjacent landowners and members of the public, through the Planning Commission and the Board public hearing process, to identify and address the individual circumstances of the proposed use and mitigate its potential negative impacts. As such, Staff recommends that the Board incorporate performance standards for any SPEX use reclassified to a the Permitted (by right) use to ensure the viability of the diabase resource and airport areas, mitigate impacts to the local road network, and ensure the safety of commercial patrons. Performance standards that address the location, size, and hours of operation of proposed facilities, connectivity, and the adequacy of the road network will be necessary and important to help ensure the long-term protection of the County's commercial corridors and limited general industrial areas. Staff notes that the draft ZOAM includes performance standards (some of which are new and some of which currently exist in the Zoning Ordinance) for some of the uses proposed to be reclassified from a SPEX use to a Permitted use. As stated previously, this concern is shared for any use identified in yellow in the Issues Matrix that is proposed to be reclassified from a SPEX use to a Permitted use.

As stated earlier, the TLUC recommended that an outdoor amphitheater be listed as a permitted use rather than a special exception use in the PD-TREC zoning district. Staff has concerns with allowing an outdoor amphitheater as a permitted use in the PD-TREC zoning district due to concerns with 1) transportation impacts; 2) the loss of the ability to gain input from the public and review of the use during the legislative process to impose conditions to mitigate impacts and 3) allowing this type of use to develop in an area that is planned to be developed in a manner that ensures the best available use for areas close to planned rail stations and retains the urban, pedestrian and transit-related vertical nature of the transit node areas. While this use could be reviewed at the time of a rezoning application to the PD-TREC zoning district, it is possible that an applicant could propose the addition of an outdoor amphitheater following the approval of the rezoning without a legislative review if the use is reclassified to a permitted use.

FISCAL IMPACT: No further funding is required in preparing the draft ZOAM. Sufficient funding is included in the existing department budget for the necessary staff time and resources. The goal of the draft ZOAM is to encourage economic development that will result in increased revenue and the ability to reduce the tax burden on the citizens of Loudoun County.

ALTERNATIVES:

1. Approve ZOAM-2013-0004 to amend the Zoning Ordinance to reclassify certain special exception uses to permitted uses and make other miscellaneous commercial/industrial amendments.
2. Do not proceed with any amendments to the Zoning Ordinance to reclassify certain special exception uses to permitted uses and/or revise other miscellaneous requirements in regard to commercial/industrial amendments at this time.

DRAFT MOTIONS:

1. I move that the Board of Supervisors approve ZOAM 2013-0004, Reclassifying Certain Commercial and Industrial Special Exception Uses to Permitted Uses and Miscellaneous Commercial/Industrial Amendments, as set forth in Attachment 1 of the Action Item for the Board of Supervisors April 2, 2014 Business Meeting.

OR

2. I move that the Board of Supervisors forward ZOAM 2013-0004, Reclassifying Certain Commercial and Industrial Special Exception Uses to Permitted Uses and Miscellaneous Commercial/Industrial Amendments, as set forth in Attachment 1 of the Action Item to a subsequent business meeting for further discussion.
3. I move an alternate motion.

ATTACHMENTS:

1. Town of Leesburg Comments dated March 28, 2014

County of Loudoun
Department of Building and Development
Attn: Mr. Mark Stultz, Deputy Zoning Administrator
1 Harrison Street
Leesburg, Virginia 20175

March 28, 2014

RE: ZOAM 2013-0004, SPEX to Permitted and Miscellaneous Improvements

Dear Mr. Stultz:

Thank you for your referral request on the captioned zoning ordinance amendment. The Town of Leesburg opposes the proposed Zoning Ordinance amendment because:

- The amendments conflict with the Revised General Plan by increasing the number of permitted commercial and retail uses in areas planned for industrial and employment uses.
- The loss of the legislative special exception process, while providing certainty to the property owner, also eliminates the opportunity for adjacent landowners and members of the public to identify and address the individual circumstances of the proposed use and eliminate its potential negative impacts.
- The PD-GI District in the JLMA is adjacent to two residential communities where the loss of the special exception process could lead to negative impacts on those residential uses.

The comments below will elaborate on these positions.

General: Town Staff agrees with the goal of finding ways to encourage additional economic development opportunities in the JLMA but does not believe the proposed amendments to convert special exception uses to permitted uses are appropriate. Staff also agrees with many of the concerns identified by County Staff and believes the amendments will have the following negative consequences:

1. Loss of ability to request SPEX Conditions of Approval to mitigate negative impacts. The loss of the legislative special exception process, while providing certainty to the property owner, also eliminates the opportunity for adjacent landowners and members of the public to identify and address the individual circumstances of the proposed use and eliminate its potential negative impacts. This is especially true given the location of the PD-GI district in the JLMA adjacent to the Kincaid Forest and Village at Leesburg residential communities. Staff is not persuaded that

minimum performance standards can adequately address potential impacts on both commercial and adjacent residential uses.

2. Conflicts with the General Plan. The amendments conflict with the Revised General Plan by increasing the number of permitted commercial and retail uses in areas planned for industrial and employment uses.
3. Traffic Impacts. Some of these uses will result in higher traffic generating uses in areas not planned for such uses.
4. Incompatible Uses. These commercial retail and service uses will generate customers and traffic that are different from and likely in conflict with planned industrial uses and their associated impacts caused by noise, dust, vibration, heavy truck traffic and outdoor storage.
5. Cost/Inventory Impacts. Proposed uses may increase cost of land and development for office and industrial users and make it more difficult to maintain an inventory of land available for industrial uses.
6. Loss of Distinction and Intent of Zoning Districts. The amendments blur the distinction between the zoning districts and could thereby diminish the economic potential for the areas planned for industrial uses in the JLMA by introducing a level of unpredictability for office and industrial users while increasing the potential for traffic and other conflicts, particularly given the adjacent single-family detached and townhouse residential developments.
7. Operating Costs. The amendments could potentially increase development and operating costs for businesses due to the cost of mitigating impacts on adjacent incompatible uses within the districts.

Specific Concerns with proposed PD-GI Amendments: A portion of the PD-GI Zoning District is in the JLMA (Tuscarora Crossing). The proposed amendments would make certain uses by-right. These uses are not automatically compatible with residential uses that border the PD-GI District (Village at Leesburg residential north of the District across Tuscarora Creek and Kincaid Forest south of the district across the W&OD Trail). There are noise, aesthetic, odor and vehicle traffic impacts that may need to be addressed which is best done through the special exception process. Therefore, Town Staff recommends that the special exception requirement remain for the following uses:

- Storage, mini-warehouse
- Firearm range, indoor
- Telecommunications monopole
- Outdoor sales area
- Veterinary service
- Animal Hospital
- Kennel
- Motor vehicle rental, with outdoor storage only
- Telecommunications tower
- Motorcycle or ATV sales, rental, repair and associated service

Referral to County
SPEX to Permitted Uses ZOAM
March 28, 2014

Specific Concerns with proposed PD-GI Amendments: A portion of the PD-IP Zoning District is in the JLMA (Crosstrail west of the Leesburg Municipal Airport). Changes add certain uses to the district and designate them as by-right. These uses are commercial retail and service uses that will generate customers and traffic impacts that are in conflict with the industrial park uses, such as non-industrial hotel/motel traffic mixing with industrial traffic.

- Hotel/Motel
- Heavy equipment and special sales, rental, repair and accessory services.
- Indoor self-storage facility

If you should have any questions or wish to discuss these comments, please do not hesitate to contact me.

Regards,



Susan Berry Hill, AICP
Director of the Department of Planning and Zoning

CC: Mayor Umstattd and Leesburg Town Council
Leesburg Planning Commission
Ken Reid, Leesburg District Supervisor
John Wells, Town Manager
Kaj Dentler, Deputy Town Manager
Scott Parker, Assistant Town Manager